

B-3399 - B-3404  
241-203 Grindall St. (South side)  
Baltimore, Md.  
Private access

1852-1884

231-241 Grindall St. is a row of two story, two bay wide brick houses with shed roofs and bracketed cornices, typical of the type of small Victorian-style house built for working class residents in this section of Federal Hill in the 1880's and 1890's. The houses were built by Nicholas Popplein on the rear portions of his lots facing on Cross St., in the early 1880's. 221 Grindall St. is a two story, three bay wide Victorian style brick house, with shed roof and bracketed cornice, built in this same period. The houses on the western end of the block, 203-219 Grindall St., are all two story, two bay wide, gable-roofed brick houses built on high basements in which the kitchen was located. The houses were built by John T. Grindall in 1852-1854.

# MARYLAND HISTORICAL TRUST

B-3400  
MAGI 0434002604

## INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

### 1 NAME

HISTORIC

AND/OR COMMON

### 2 LOCATION

STREET & NUMBER

231-237 Grindall St.

CITY, TOWN

Baltimore

CONGRESSIONAL DISTRICT

VICINITY OF

STATE

Maryland

COUNTY

### 3 CLASSIFICATION

#### CATEGORY

\_\_\_DISTRICT

☒ BUILDING(S)

\_\_\_STRUCTURE

\_\_\_SITE

\_\_\_OBJECT

#### OWNERSHIP

\_\_\_PUBLIC

☒ PRIVATE

\_\_\_BOTH

#### PUBLIC ACQUISITION

\_\_\_IN PROCESS

\_\_\_BEING CONSIDERED

#### STATUS

☒ OCCUPIED

\_\_\_UNOCCUPIED

\_\_\_WORK IN PROGRESS

#### ACCESSIBLE

☒ YES: RESTRICTED

\_\_\_YES: UNRESTRICTED

\_\_\_NO

#### PRESENT USE

\_\_\_AGRICULTURE

\_\_\_MUSEUM

\_\_\_COMMERCIAL

\_\_\_PARK

\_\_\_EDUCATIONAL

☒ PRIVATE RESIDENCE

\_\_\_ENTERTAINMENT

\_\_\_RELIGIOUS

\_\_\_GOVERNMENT

\_\_\_SCIENTIFIC

\_\_\_INDUSTRIAL

\_\_\_TRANSPORTATION

\_\_\_MILITARY

\_\_\_OTHER

### 4 OWNER OF PROPERTY

NAME

Telephone #:

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE, zip code

### 5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Records Office Room 601

Liber #:

Folio #:

STREET & NUMBER

Baltimore City Courthouse

CITY, TOWN

Baltimore

STATE

Maryland 21202

### 6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

\_\_\_FEDERAL \_\_\_STATE \_\_\_COUNTY \_\_\_LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

**7 DESCRIPTION**

B-3400

**CONDITION**

☐ EXCELLENT      ☐ DETERIORATED  
☒ GOOD            ☐ RUINS  
☐ FAIR             ☐ UNEXPOSED

**CHECK ONE**

☒ UNALTERED (231,235)  
☐ ALTERED (233,237)

**CHECK ONE**

☒ ORIGINAL SITE  
☐ MOVED      DATE \_\_\_\_\_

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**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**

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This group of four two story, two bay brick houses with shed roofs and sheet metal cornices was built in the 1870's as part of the development of the eastern end of Grindall St. 233 and 237 Grindall have been covered with formstone.

The houses are two stories in height, about 13' wide, and occupy lots 43' deep. Each house is two rooms deep and has a one bay wide and deep second story frame bathroom addition which projects out over the rear yard. The houses are constructed in running bond but 233 and 237 Grindall have been covered with formstone. The shed roofs of each pair are capped by a stamped sheet metal cornice consisting of a deeply projecting crown molding set above a row of dentils and a molding strip. Two end brackets per pair connect the cornice to a lower molding strip, which is missing at 233 and 237 Grindall. 231 and 233 Grindall each have a single covered chimney located along the east side of the center section of the house; 235 and 237 Grindall each have a single covered chimney located along the west side of the center section of the house.

All of the door and window openings, except for the first floor windows of 231 and 233 Grindall, have segmentally arched brick lintels with solid wood tympanums. The first floor windows of 231 and 233 Grindall have round arched lintels. All of the sills are stone. All of the window openings are filled with 1/1 double hung sash. 231 and 233 Grindall have modern flush doors; 235 Grindall has a modern six panel door; and 237 Grindall has a Mission-style door. All of the doors are set beneath single light transoms. The houses sit on high basements, the entrances being reached by four, three, or two stone steps as one moves down the street from 237 to 231 Grindall. Each house has a rectangular basement opening located beneath the first floor window.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**8 SIGNIFICANCE**

B-3400

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1879-1884

BUILDER/ARCHITECT

Nicholas Popplein

## STATEMENT OF SIGNIFICANCE

See under 239-241 Grindall St.

These houses stayed in the Popplein family until 1896 when they were sold to John E. Grindall, a son of John T. Grindall. The houses then remained in the Grindall family, as rental property, until the late 1920's.<sup>1</sup> They were not sold to individual owners until 1945.<sup>2</sup>

<sup>1</sup>Baltimore City Land Records, Liber RO 1621, Folio 265; SCL 4928, Folio 485;  
<sup>2</sup>MLP 6724, Folio 132, 136, 292; MLP 6812, Folio 408

CONTINUE ON SEPARATE SHEET IF NECESSARY

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**ACREAGE OF NOMINATED PROPERTY 13' x 43' (231-233); 13'3" x 43' (235-237)

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

M.E. Hayward / Historic Sites Surveyor

ORGANIZATION

DATE

Maryland Historical Trust / Struever Bros. & Eccles5/79

STREET &amp; NUMBER

TELEPHONE

1745 Circle Rd.

CITY OR TOWN

STATE

RuxtonMaryland 21204

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

UNITED STATES DEPARTMENT OF THE INTERIOR  
Washington D.C. 20243

## HISTORIC PRESERVATION CERTIFICATION

## APPLICATION — PART 1

(Pursuant to the Tax Reform Act of 1976)

Instructions: Applicant should read the instructions carefully before completing application. No Certification may be made unless a completed application form has been received (P.L. 94-455). Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at any time during the year, and may be sent separately or with Part 2.

## PART 1 EVALUATION OF SIGNIFICANCE

1. NAME OF PROPERTY: 235 Grindall Street  
 Address of property, Street: 235 Grindall Street  
 City: Baltimore County: City State: MD Zip Code: 21230  
 Name of historic district in which property is located: Federal Hill - BALTIMORE City

## 2. DESCRIPTION OF PHYSICAL APPEARANCE:

(see instructions for map and photograph requirements—use reverse side if necessary)

Brick rowhouse - 3 stories Dirt Basement, Hardwood floor - upper floors  
 Exposed hand carved fireplace

3. STATEMENT OF SIGNIFICANCE: This house is one of the Simons rowhouses known on  
 (use reverse side if necessary) to Federal Hill from the shipping days of the 1800's.  
My house is 3 blocks from the shipyards and might be best known  
for the <sup>neighborhood</sup> white marble steps of Federal Hill and South Baltimore.

Date of construction (if known): 1875 ☒ Original site ☐ Moved Date of alterations (if known): \_\_\_\_\_

## 4. NAME AND MAILING ADDRESS OF OWNER:

Name: Bruce Meredith Coblidge  
 Street: 8113 Murray Hill Drive  
 City: Oxon Hill Maryland State: MD Zip Code: 20820  
 Telephone Number (during day): Area Code: 301-585-3754

I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I am owner of the property described above

Signature: Bruce Meredith Coblidge Date: 4-7-87

## For office use only

The structure described above is included within the boundaries of the National Register historic district and ☒ contributes ☐ does not contribute to the character of the district

The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6). ☐ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and ☐ appears ☐ does not appear to contribute to the character of said district.

Signature: J. M. [Signature] Date: 6-16-82  
 State Historic Preservation Officer

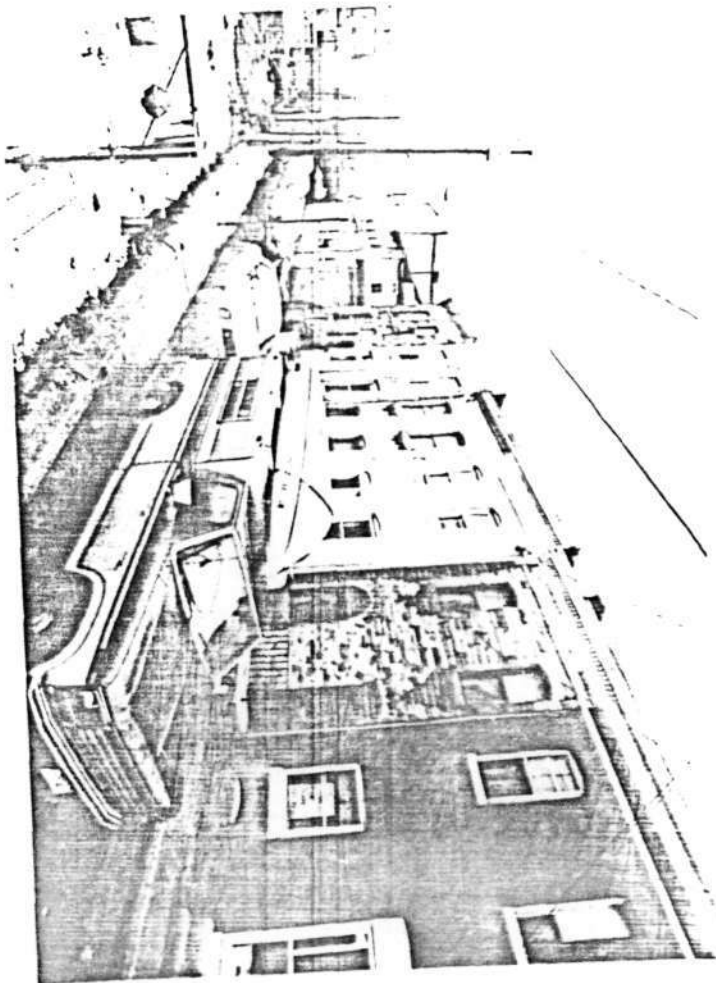
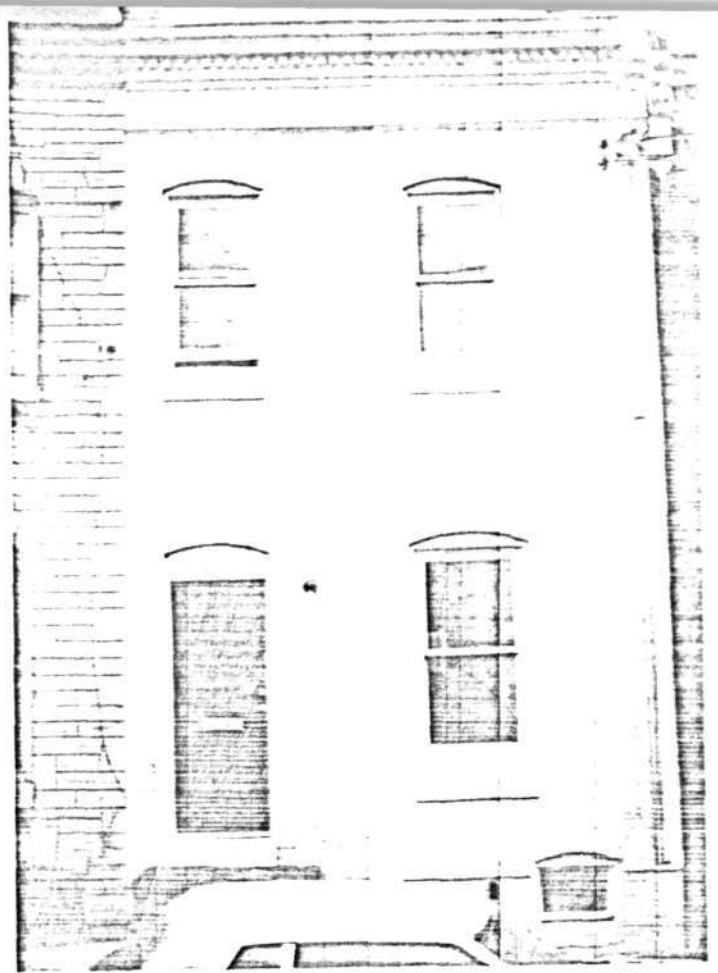
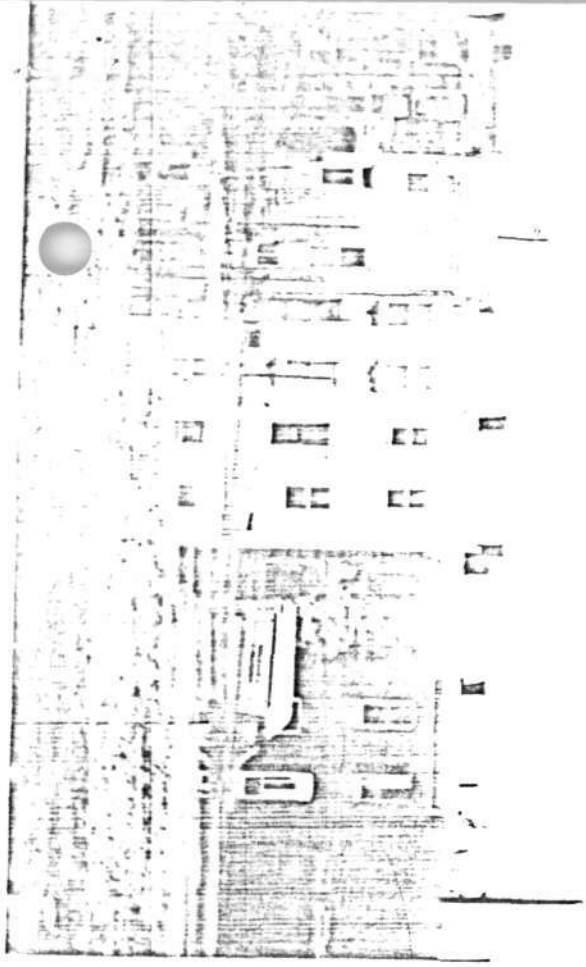
This property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and, if subject to depreciation under section 167 of the Internal Revenue Code of 1954,

☐ is hereby certified a historic structure☐ does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet

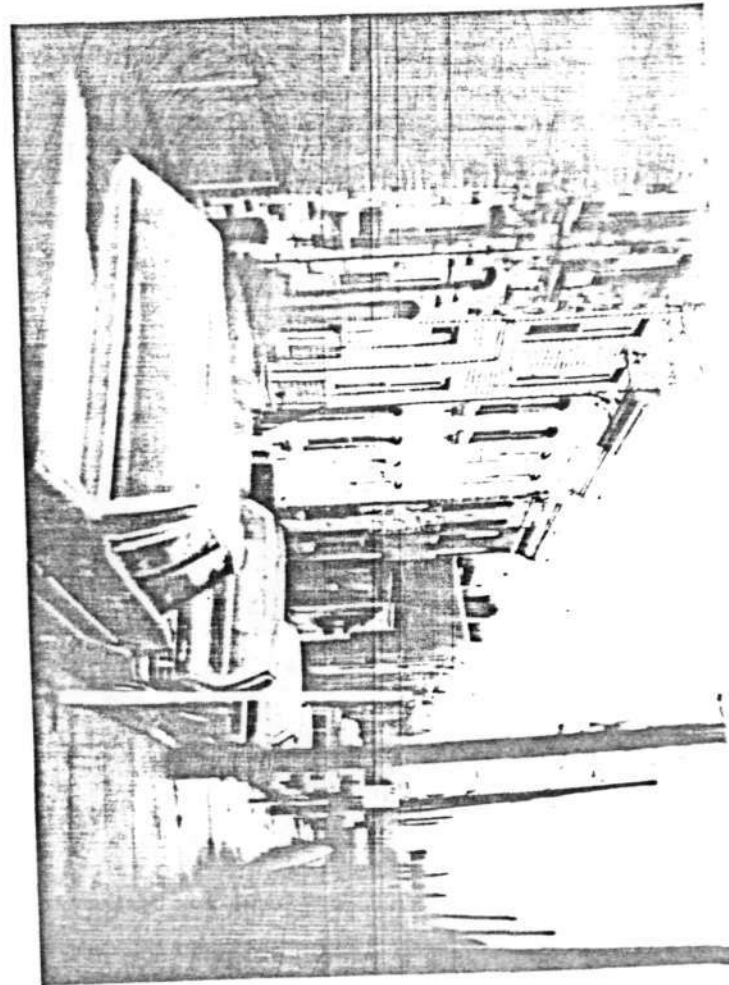
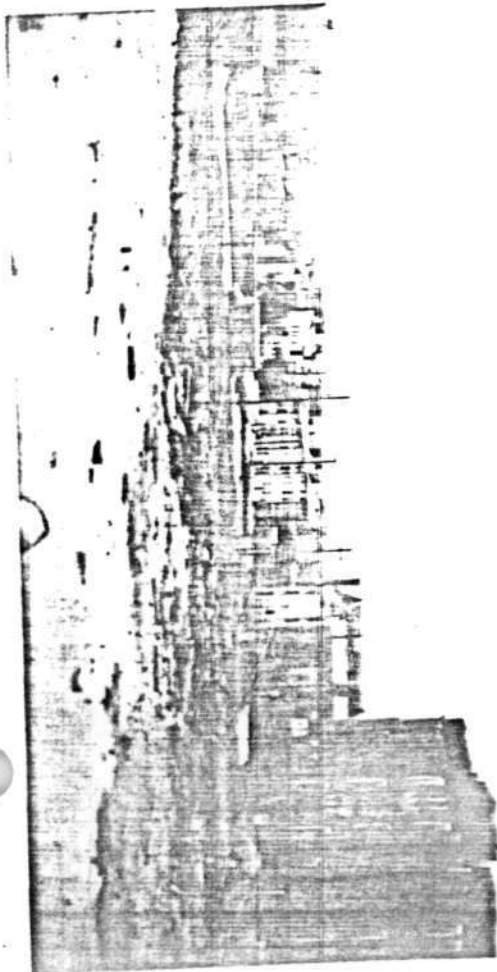
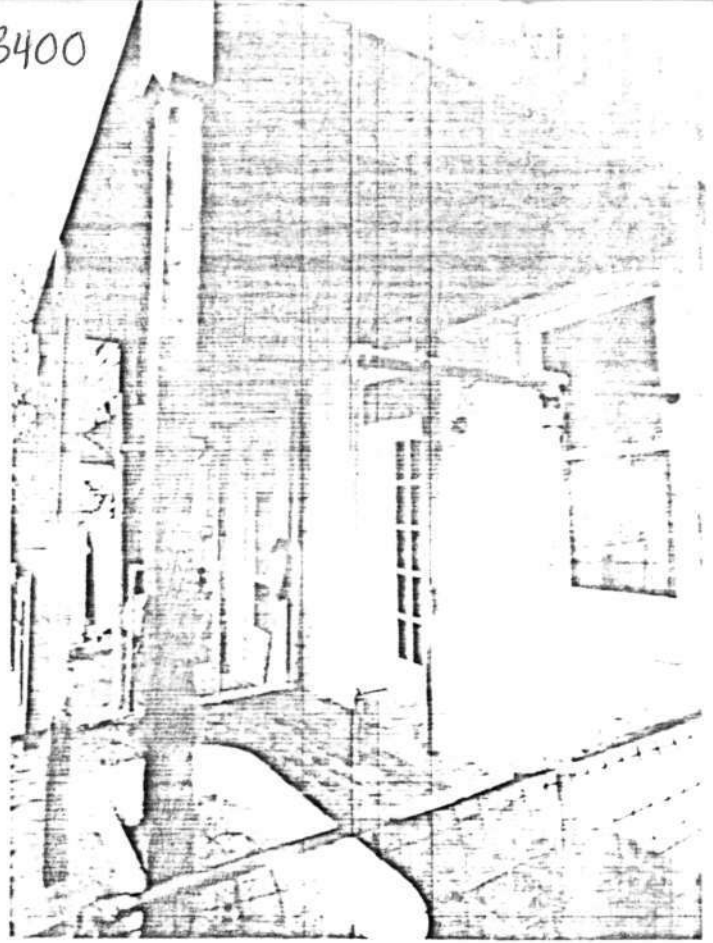
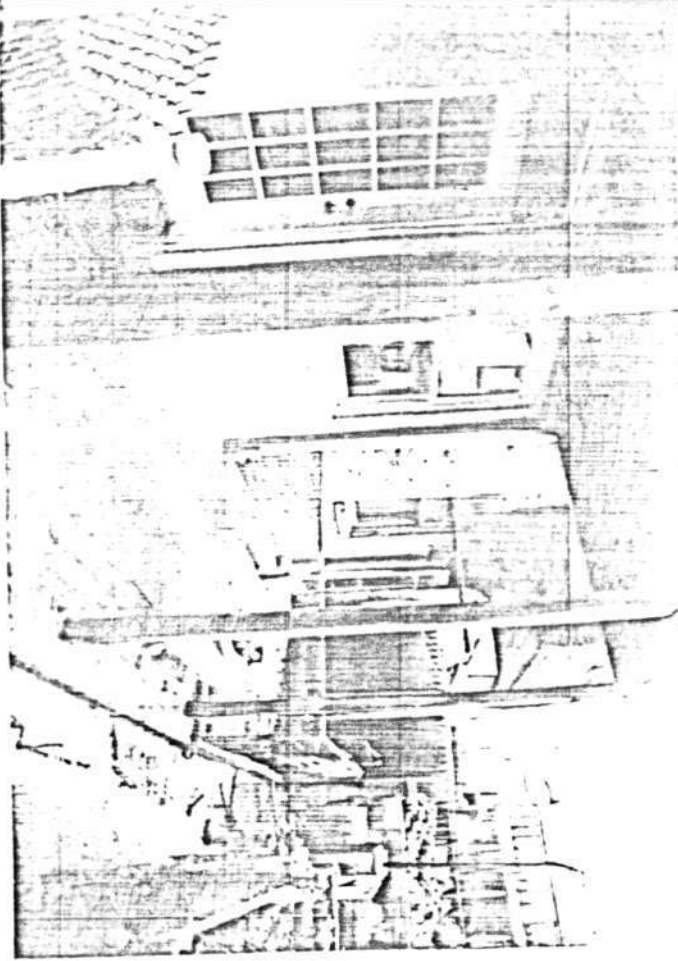
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Keeper of the National Register



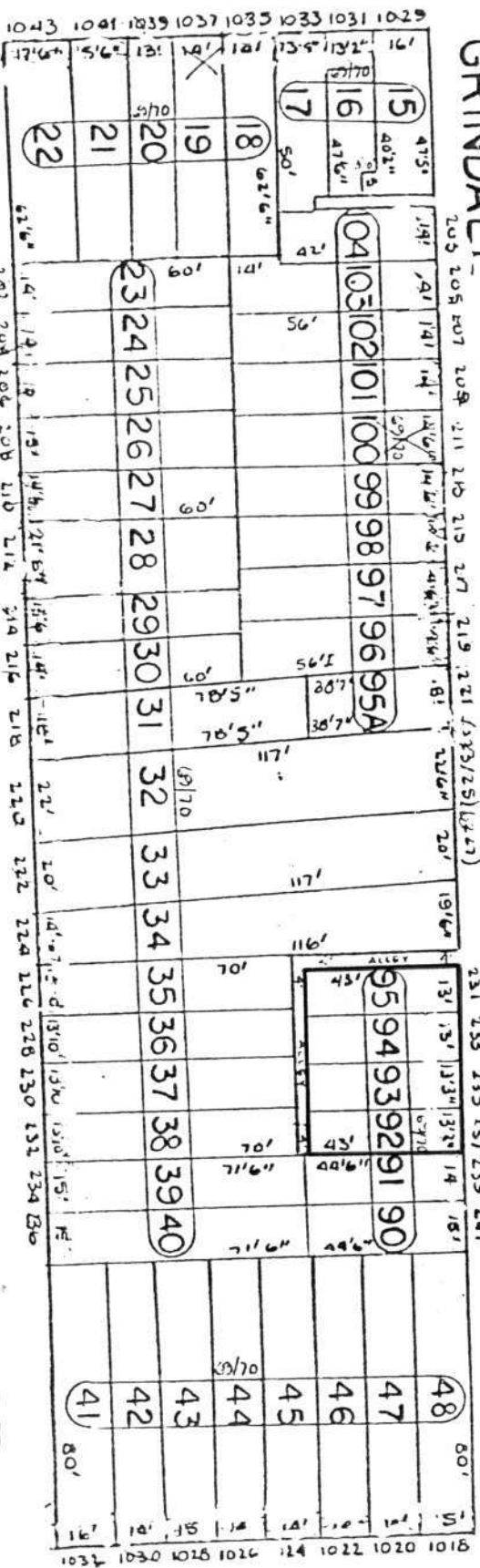
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44-1-937 For 69/70

CITY OF BALTIMORE.

B-3400  
231-237 Grindall Street  
Block 0937 Lots 059-063  
Baltimore City  
Baltimore East Quad.





B-3400      231-237 Grindall St.

M.E.H.      5/79

North elevation